

Impact Fee Calculation Worksheet

Development Name:

**LAKESIDE AT FRISCO BRIDGES
BLOCK A, LOT 2 (CARRINGTON)**

Assessment Date:

21-Nov-00

Applicant Name:

THE ST. JOE COMPANY

Case Number:

Water Utilities		Input #	Equivalency	Service	Water Impact Fees	
Land Use Category	Basis	of Basis	Factor	Units	Lines and Valves	Storage and Pumping
Single Family	Lots		1.00	0	\$0	\$0
Mobile Home	Lots		0.81	0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0
Duplex	Lots		0.70	0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0
Public and Semi-Public						
- School	Acre		2.64	0	\$0	\$0
- Public Hospital	Bed		0.98	0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.32	0	\$0	\$0
Parks and Open Spaces	Acre		0.27	0	\$0	\$0
Retail	Acre		2.60	0	\$0	\$0
Commercial	Acre		3.00	0	\$0	\$0
Office (per 1,000 sf)	M.S.F.	49.038	0.52	25.49976	\$4,692	\$5,202
Airport	Acre		1.58	0	\$0	\$0
Industrial	Acre		1.58	0	\$0	\$0
Totals					\$4,692	\$5,202

Waste Water Utilities		Input #	Equivalency	Service	Waste Water Impact Fees		
Land Use Category	Basis	of Basis	Factor	Units	Lines	Lift Stations	Treatment
Single Family	Lots		1.00	0	\$0	\$0	\$0
Mobile Home	Lots		0.79	0	\$0	\$0	\$0
Townhouse	Lots		0.88	0	\$0	\$0	\$0
Duplex	Lots		0.71	0	\$0	\$0	\$0
Multi-family	Units		0.90	0	\$0	\$0	\$0
Public and Semi-Public							
- School	Acre		2.63	0	\$0	\$0	\$0
- Public Hospital	Bed		1.06	0	\$0	\$0	\$0
- Other Public\Semi-Pub.	Acre		1.33	0	\$0	\$0	\$0
Parks and Open Spaces	Acre		0.18	0	\$0	\$0	\$0
Retail	Acre		2.65	0	\$0	\$0	\$0
Commercial	Acre		1.06	0	\$0	\$0	\$0
Office (per 1,000 sf)	M.S.F.	49.038	0.53	25.99014	\$7,953	\$312	\$5,328
Airport	Acre		1.59	0	\$0	\$0	\$0
Industrial	Acre		1.59	0	\$0	\$0	\$0
Totals					\$7,953	\$312	\$5,328

Thoroughfares		Input #	Equivalency	Service	Service	Thoroughfare
Note: Input Z in SA for flat 10K rate.		of Basis	Factor	Units	Area (SA)	Fees
Land Use Category	Basis					
Residential (SF)/Single Family	Lots		1.00	0		\$0
Residential (SF)/Mobile Home	Lots		1.00	0		\$0
Residential (SF)/Duplex	Lots		1.00	0		\$0
Residential (MF)/Townhouse	Lots		0.61	0		\$0
Residential (MF)/Multi-family	Units		0.61	0		\$0
Public and Semi-Public						
- School	Acre		1.60	0		\$0
- Public Hospital	Acre		1.60	0		\$0
- Other Public\Semi-Pub.	Acre		1.60	0		\$0
Parks and Open Spaces	Acre		0.10	0		\$0
Retail	Acre		17.30	0		\$0
Commercial	Acre		17.30	0		\$0
Office	Acre	6.068	4.50	27.306	1C	\$97,564
Industrial	Acre		1.40	0		\$0
Total Thoroughfare Impact Fees						\$97,564

Land Dedication or Park Fees		Input #	Equivalency	Land Dedication	Park Fee in Lieu
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Land Use Category	Basis	of Basis	Factor	Acres	of Land
Single Family	Lots		1.00	0.00	\$0
Mobile Home	Lots		1.00	0.00	\$0
Townhouse	Lots		1.00	0.00	\$0
Duplex	Lots		1.00	0.00	\$0
Multi-family	Units		1.00	0.00	\$0
Land = 1: Fees = 2			Totals	0.00	\$0

Impact Fee Calculation Summary Sheet

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Water Utilities Impact Fees	Fee Totals	Credits	Remaining Due
Lines and Valves	\$4,692		\$4,692
Storage and Pumping	\$5,202		\$5,202
Total Water Utilities	\$9,894		\$9,894
Waste Water Utilities Impact Fees			
Lines	\$7,953		\$7,953
Lift Stations	\$312		\$312
Treatment	\$5,328		\$5,328
Total Waste Water Utilities	\$13,593		\$13,593
Thoroughfare Impact Fees	\$97,564		\$97,564
Park Land Dedication or Park Fee	Acres 0.00	Fee \$0	\$0
Total Impact Fees Assessed and Due	\$121,051	\$0	\$0

Notes: Impact Fees are waived per a previous agreement with Gaylord Properties